

14-1057

Send tax notice to: Sharon B. Allen, 520 Horizon St., Maylene, Al. 35114

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-four thousand and no/100 (\$174,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Spencer A. Ross and his wife Audrey D. Ross, whose mailing address is:
134 GRANDE VIEW LANE MAYLENE, AL 35114

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
Sharon B. Allen

whose mailing address is: 520 Horizon St., Maylene, Al. 35114

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 520 Horizon St., Maylene, Al. 35114**
to-wit:

Lot 87, according to the Survey of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$93,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

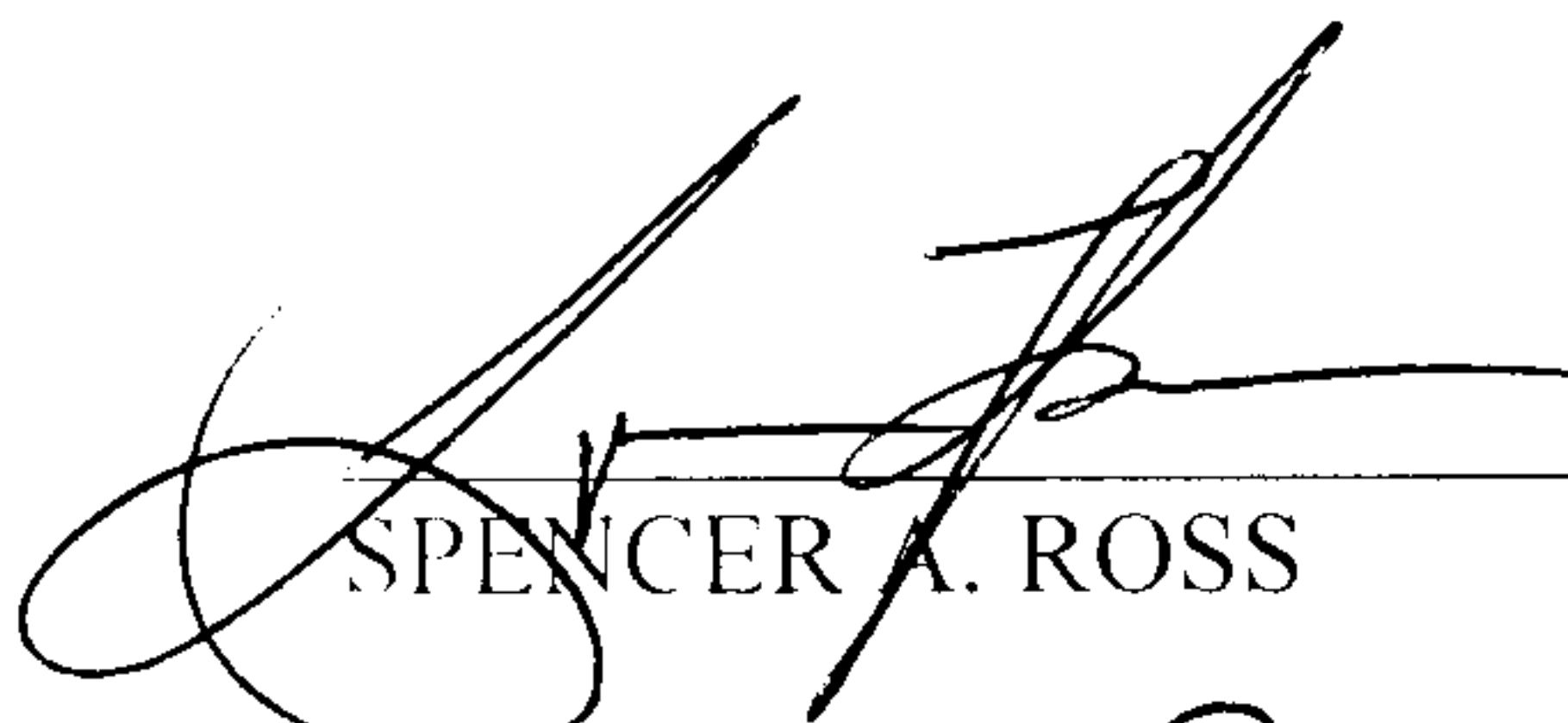
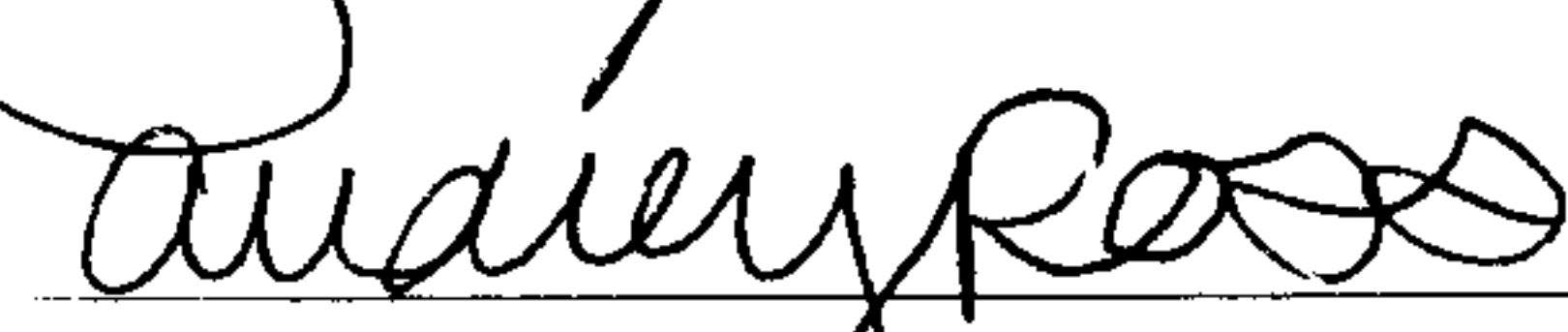
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30 day of September, 2014.

Shelby County, AL 10/02/2014
State of Alabama
Deed Tax: \$80.50

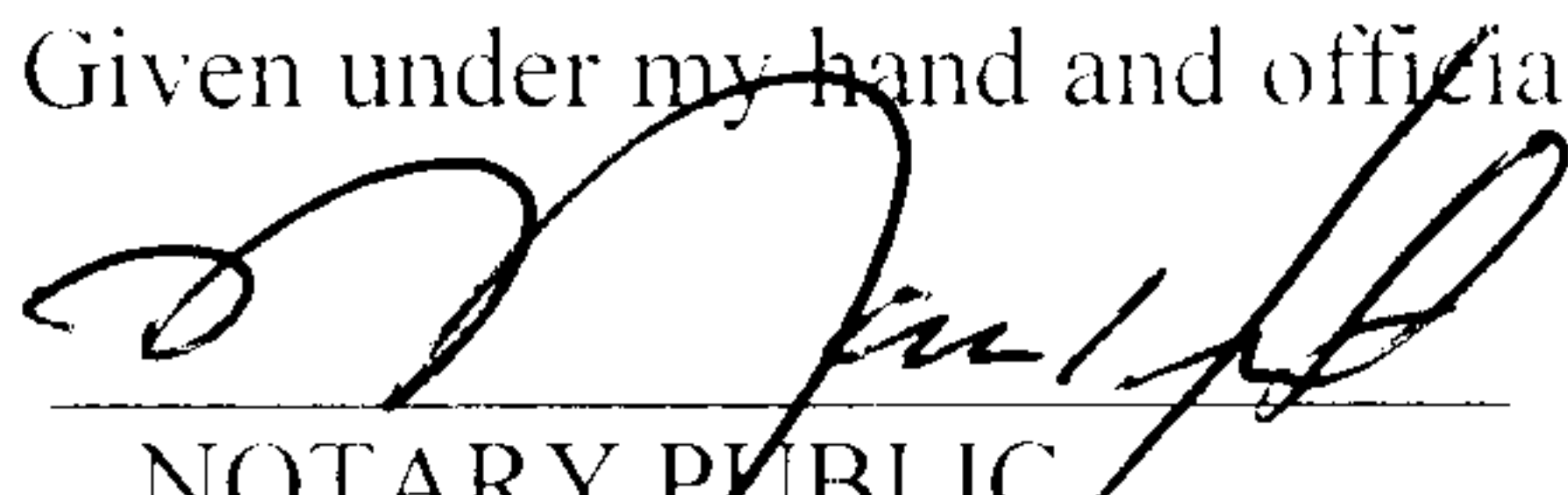

20141002000309600 1/2 \$97.50
Shelby Cnty Judge of Probate, AL
10/02/2014 01:34:04 PM FILED/CERT

 (Seal)
SPENCER A. ROSS
 (Seal)
AUDREY D. ROSS

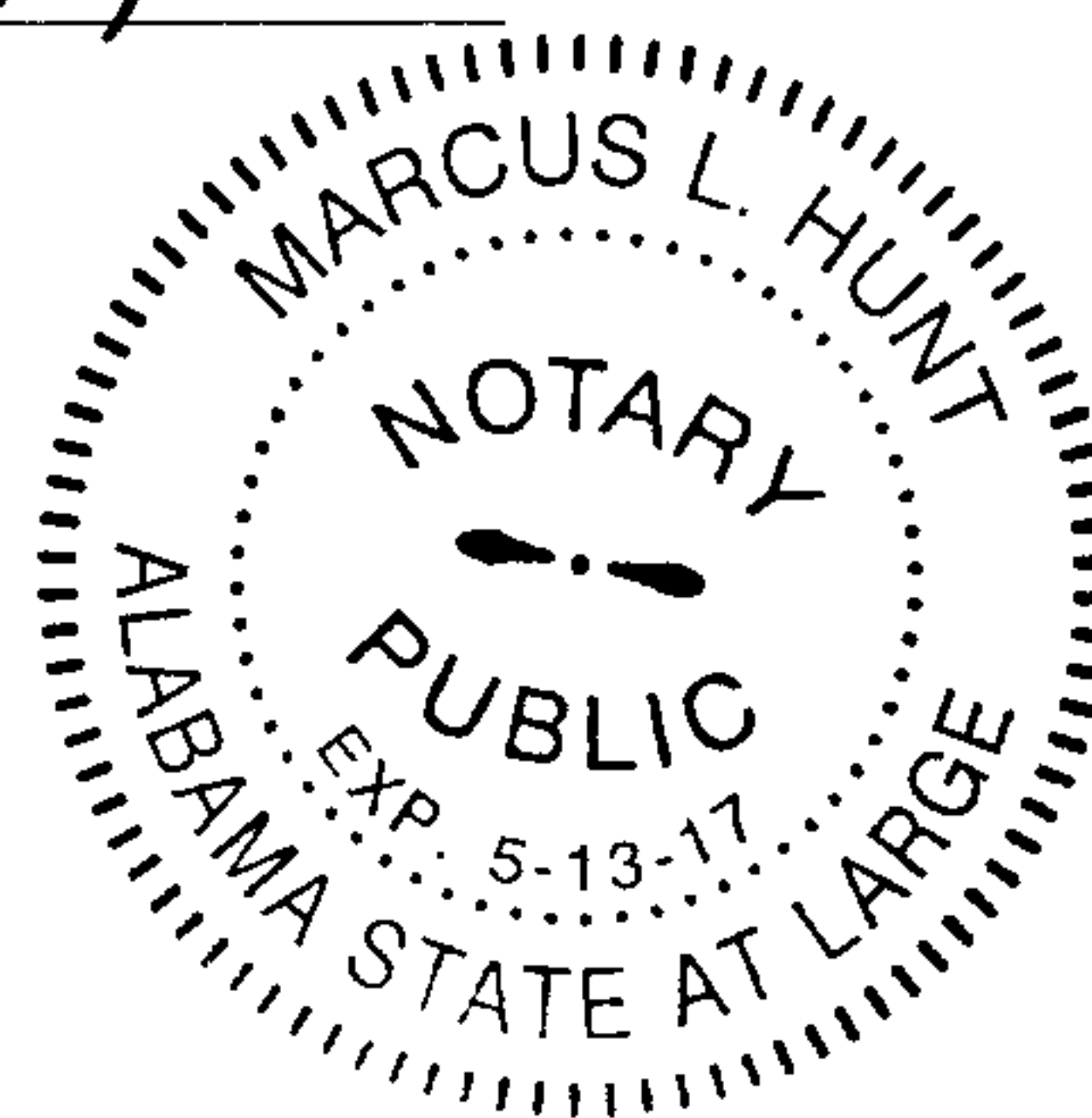
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Spencer A. Ross and his wife Audrey D. Ross whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of September, 2014.


NOTARY PUBLIC

My commission expires: 5/13/17



20141002000309600 2/2 \$97.50
Shelby Cnty Judge of Probate, AL
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